

## **Minneapolis City Planning Department Report**

Street Vacation  
Vac1413

**Date:** August 4, 2003

**Applicant:** Timothy Baylor for JADT Development Group, LLC

**Address of Property:** An irregular shaped portion of the as-built cul de sac of West River Road North

**Project Name:** associated with the Riverview Homes developments

**Contact Person and Phone:** Timothy Baylor, (763) 592-0911

**Planning Staff and Phone:** Hilary Watson (612) 673-2639

**Ward:** 3      **Neighborhood Organization:** Hawthorne Area Community Council

**Previous Actions:** In 2001, the Minneapolis City Planning Commission and the Minneapolis City Council approved a rezoning adding the Industrial Living Overlay District, a conditional use permit for a 30-unit townhouse and a 72-unit condominium development and a preliminary plat for Phase I and Phase II of the Riverview Homes cluster development. They also approved a conditional use permit to increase the height of the 30-unit townhouse development and major site plan review for Phase I of the Riverview Homes cluster development.

In 2003, the Minneapolis City Planning Commission approved a conditional use permit to increase the height of the 47-unit (formerly 72-unit) condominium building and major site plan review for Phase II of the Riverview Homes cluster development.

**Background:** The applicant is proposing to construct a private drive that encircles both Phase I and Phase II of the Riverview Homes Developments. Currently, West River Road North ends in a cul de sac located approximately where West River Road North and vacated 23<sup>rd</sup> Avenue North meet (please see the attached map). The private drive would extend northward from the existing West River Road North. The area that the applicant is proposing to vacate would be used for landscaping and would serve as a buffer between the townhouses and the private drive.

This application was continued from the July 7, 2003 City Planning Commission meeting. Since that meeting the applicant has met with the Minneapolis Park Board. The Park Board does not support the vacation application.

**VACATION (Vac1413)** – vacating an irregular shaped portion of the as-built cul de sac of West River Road North

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**Development Plan:** The site plan for the development is attached.

**Responses from Utilities and Affected Property Owners:** Of the utilities and other affected property owners that have responded Qwest and Minnegasco have requested easements and the City of Minneapolis Public Works Department has recommended that this vacation request be denied.

**Findings:** The Public Works Department finds that the area proposed for vacation is needed for public purpose as the cul de sac would become unusable without the vacated portion. The Public Works Department has recommended that this vacation be denied.

The Planning Department concurs with the Public Works Department. If any portion of the cul de sac is vacated it becomes unusable.

**RECOMMENDATION OF THE CITY PLANNING DEPARTMENT:**

The City Planning Department recommends that the City Planning Commission and the City Council accept the above findings and **deny** the street vacation for an irregular shaped portion of the as-built cul de sac of West River Road North.